

REF. NO.: 91A/0501

CERTIFICATE NO.: 14455 B

PROPOSAL: 16 houses

LOCATION: Sites 59-79 Stonehock Abbey & 1-5 Stonehock Court Grange Rd, Rathfemham

APPLICANT: N & M. O Grady & Dev Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	£ 531	2/880	2/880	-		
B	Domestic Ext. (Improvements/Plots)	£ 531					
C	Building for office or other comm. purpose	£ 20.50 per sq. ft. or £ 100					
D	Building on other structure for purposes of agriculture	£ 10.00 per sq. ft. or £ 500					
E	Petrol Filling Station	£ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	£ 100 or 10% of value of prop. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 8/4/91

Columns 2, 3, 4, 5, 6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2351/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0501

Date Received : 3rd April 1991

Correspondence : James V. N. Looney,
Name and : 17 Prussia Street,
Address : Dublin 7.

Development : Revised semi detached house type on odd sites 65-79 a terrace of three on no. 59-63 Stonepark Abbey and a terrace of three and two semi detached on sites No. 1-5

C107922
10/10/94

Location : Stonepark Court, Grange Road, Rathfarnham

Applicant : N & M O'Grady Dev. Ltd

App. Type : Permission

Zoning :

CONTRIBUTION	
Standard:	54,600
Roads:	70,000
S. Sers.	
Open Space:	30,000
* Entrep.	3,000
SECURITY:	
Band / C.I.F.:	8,000
Cash:	50,000

3 adhd
revised*

(MOS/DK)

Report of the Dublin Planning Officer dated 22nd May, 1991.

This application is for PERMISSION. The proposed development consists of revised semi-detached house types on odd sites 65-79, a terrace of three on no. 59-63, Stonepark Abbey and a terrace of three and two semi-detached on sites no. 1-5, Stonepark Court, Grange Road, Rathfarnham for N. and M. O'Grady Developments Ltd.

Under Reg. Ref. 87A-0233, permission was granted for 84 no. houses on site adjoining Loreto Convent, Grange Road. (Decision of order P/2506/88, dated 21st July, 1988). Part of the site of the current application formed part of the site affected by Reg. Ref. 87A-0233 (12 no. houses were approved on this site under Reg. Ref. 87A-0233).

An enforcement notice dated 1st May, 1991, was served on the developers of Stonepark Abbey with particular reference to the development of the public open space on the estate.

The boundaries of the site are formed by walls and railings which separate the site from Loreto Convent.

The proposed development is considered acceptable subject to the omission of house no. 63. The house plan submitted indicates a larger house on this site than the house shown on the site plan and it does not appear to be possible to accommodate this house and also maintain the required 2 metre distance between the gable wall of this house and the boundary of the site.

J
Mav

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0501

Page No: 0002

Location: Stonepark Court, Grange Road, Rathfarnham

Permission should be granted subject to conditions (i) omitting house no. 63, (ii) requiring all rear gardens to be 10.7 metres minimum in length, (iii) requiring a 2.3 metre distance between the flank walls of houses, (iv) requiring a financial contribution of £3,000 (i.e. £1,000 for each of 3 extra houses on the site compared with number approved under 87A-0233) *to go towards the development / provision of public open space in the Rathfarnham area.*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following conditions:-

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That arrangements made for the payment of the financial contribution in the sum of £54,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £80,000 or a cash lodgement of £50,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.
- 05 REASON: To ensure that a ready sanction may be available to the Council.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0501

Page No: 0003

Location: Stonepark Court, Grange Road, Rathfarnham

to induce the provision of services and prevent disamenity in the development.

06 That all houses have a minimum rear garden length of 10.7 metres.

06 REASON: In the interest of the proper planning and development of the area.

07 That house no. 63 be omitted from the proposed development.

REASON: The proposed house cannot be provided on site in accordance with Development-Plan Standards, with particular reference to the provision of a 2 metre distance between the gable wall of the house and the boundary of the site being maintained.

08 That a 2.3 metre distance to be provided between the flank walls of pairs of semi-detached houses and between semi-detached houses and terraced houses, and that a 1.15 metre wide strip be provided at the side of houses nos. 79, 59, 1 and 5.

REASON: To give access to ^{the} rear of houses and to enable maintenance to be carried out.

09 The development shall be carried out in conformity with conditions nos. 6-14 incl., 17, 19, 20, 22 and 23 of the decision to grant permission by order No. P/2506/87, dated 21st July, 1987, Reg. Ref. 87A-0233, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

09 REASON: In the interest of the proper planning and development of the area.

and
~~10 That the arrangements made for the payment of the financial contribution in the sum of £700 per house in respect of the overall development required by condition no. 25 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.~~

~~REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.~~

10 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Plans illustrating the upgrading of the foul sewer system shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

AND THE DIRECTION OF THE EXISTING SURFACE WATER SYSTEM.

10 11 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A-0501

Page No.: 0004

Location: Stonepark Court, Grange Road, Rathfarnham.

- 11 That the applicant is to agree external finishes (i.e. brick, roof and hanging tiles) with the Planning Authority prior to commencement of development.
- 11 REASON: In the interest of the proper planning and development of the area.
- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
- 12 REASON: In the interest of reducing air pollution.
- 13 A landscape plan for the overall site with full works specification, bill of quantities, is to be submitted and agreed with Planning Authority prior to commencement of development, to include regrading, drainage, topsoiling, seeding, tree and shrub planting, protected by temporary fencing, pedestrian paths, etc. Details of maintenance until taken in charge should also be provided. OR/...
- In lieu of the above, a financial contribution of £300 per house to be provided towards developing the open space, on a phased basis, together with dedication of the open space.
- 13 REASON: In the interest of the proper planning and development of the area.
- 14 That a contribution of £3,000 (£1,000 x 3 houses) be paid towards the provision and/or development of public open space in the area for the additional houses on this site. This contribution to be paid prior to the commencement of this proposal.
- 14 REASON: In the interest of the proper planning and development of the area.
- 15 That 2 metre high screen boundary walls (capped and rendered) be provided where the site adjoins Loretto School to the north and west.
- 15 REASON: In the interest of the proper planning and development of the area.
- 16 That a 2 metre distance be provided between house no. 65 and the side boundary of the site.
- 16 REASON: In the interest of the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0501

Page No: 0005

Location: Stonepark Court, Grange Road, Rathfarnham

~~17~~ 18 That the financial contributions in the sum of £700, per house be paid by the proposer to Dublin County Council towards the cost of road improvement which will facilitate the development; this contribution to be paid prior to the commencement of this proposal.

~~17~~ 18 In the interest of the proper planning and development of the area.

18. That all driveways be 7.5 metres long (minimum).

18. (in the interest of the proper planning & development of the area)

[Signature]
Endorsed:.....
for Principal officer

Richard Cennino SEP
for Dublin Planning Officer 27.5.91

order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (17) conditions set out above is hereby made.

Dated : 30 May 1991
..... *K. O'Sullivan*

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/

Local Government (Planning and Development) Acts, 1963-1983

To James V. N. Looney,
17, Prussia Street,
Dublin 7.

Decision Order P/2351/91 - 30.05.1991
Number and Date

Register Reference No. 91A-0501

Planning Control No.

Application Received on 03.04.1991

Applicant N. & M. O'Grady Dev. Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/

revised semi detached house type on odd sites 65-79 a terrace of three on no. 59-63 Stonepark Abbey and a terrace of three and two semi-detached on sites no. 1-5 at Stonepark Court, Grange Road, Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the arrangements made for the payment of the financial contribution in the sum of £54,600 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

(Continued)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

30th May, 1991.

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £80,000 or a cash lodgement of £50,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Rég. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.

6. That all houses have a minimum rear garden length of 10.7 metres.

7. That house no. 63 be omitted from the proposed development.

8. That a 2.3 metre distance to be provided between the flank walls of pairs of semi-detached houses and between semi-detached houses and terraced houses, and that a 1.15 metre wide strip be provided at the side of houses nos. 79, 59, 1 and 5.

(Continued)

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

6. In the interest of the proper planning and development of the area.

7. The proposed house cannot be provided on site in accordance with Development Plan Standards, with particular reference to the provision of a 2 metre distance between the gable wall of the house and the boundary of the site being maintained.

8. To give access to the rear of houses and to enable maintenance to be carried out.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1983

To James V. N. Looney,
17, Prussia Street,
Dublin 7.

Decision Order P/2351/91 - 30.05.1991

Number and Date

Register Reference No.

91A-0501

Planning Control No.

Application Received on

03.04.1991

Applicant N. & M. O'Grady Dev. Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-

revised semi detached house type on odd sites 65-79 a terrace of three on no. 59-63 Stonepark Abbey and a terrace of three and two semi-detached on sites no. 1-5 at Stonepark Court, Grange Road, Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

(Continued)

9. The development shall be carried out in conformity with conditions nos. 6-14 incl., 17, 19, 20, 22 and 23 of the decision to grant permission by order no. P/2506/87, dated 21st July, 1988, Reg. Ref. 87A-0233, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

9. In the interest of the proper planning and development of the area.

10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Plans illustrating the upgrading of the foul sewer system and the diversion of the existing surface water system shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

10. In order to comply with the Sanitary Services Acts, 1878-1964.

(Continued)

Signed on behalf of the Dublin County Council


For Principal Officer

30th May, 1991.

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

11. That the applicant is to agree external finishes (i.e. brick, roof and hanging tiles) with the Planning Authority prior to commencement of development.

11. In the interest of the proper planning and development of the area.

12. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

12. In the interest of reducing air pollution.

13. A landscape plan for the overall site with full works specification, bill of quantities, is to be submitted and agreed with Planning Authority prior to commencement of development, to include regrading, drainage, topsoiling, seeding, tree and shrub planting, protected by temporary fencing, pedestrian paths, etc. Details of maintenance until taken in charge should also be provided. OR/...

13. In the interest of the proper planning and development of the area.

In lieu of the above, a financial contribution of £300 per house to be provided towards developing the open space, on a phased basis, together with dedication of the open space.

14. That a contribution of £3,000 (£1,000 x 3 houses) be paid towards the provision and/or development of public open space in the area for the additional houses on this site. This contribution to be paid prior to the commencement of this proposal.

14. In the interest of the proper planning and development of the area.

15. That 2 metre high screen boundary walls (capped and rendered) be provided where the site adjoins Loretto School to the north and west.

15. In the interest of the proper planning and development of the area.

(Continued)

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
1R. ABBEY STREET,
DUBLIN 1.

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17, Prussia Street,
Dublin 7.
Applicant N. & M. O'Grady Dev. Ltd.

Decision Order P/2351/91 - 30.05.1991
Number and Date
Register Reference No. 91A-0501
Planning Control No.
Application Received on 03.04.1991

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revised semi detached house type on odd sites 65-79 a terrace of
three on no. 59-63 Stonepark Abbey and a terrace of three and two
semi-detached on sites no. 1-5 at Stonepark Court, Grange Road,
Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued)	
16. That a 2 metre distance be provided between house no. 65 and the side boundary of the site.	16. In the interest of the proper planning and development of the area.
17. That the financial contributions in the sum of £700 per house be paid by the proposer to Dublin County Council towards the cost of road improvement which will facilitate the development; this contribution to be paid prior to the commencement of this proposal.	17. In the interest of the proper planning and development of the area.
18. That all driveways be 7.5 metres long (minimum).	18. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

30th May, 1991.
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

NOTE:

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0501

Date : 4th April 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Revised semi detached house type on odd sites 65-79 a terrace of three on no. 59-63 Stonepark Abbey and a terrace of three and two semi detached on sites No. 1-5

LOCATION : Stonepark Court, Grange Road, Rathfarnham.

APPLICANT : N & M O'Grady Dev. Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 3rd April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

James V. N. Looney,
17 Prussia Street,
Dublin 7.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

- Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.
- Postal address of site or building Sites No 59-79 Stonepark Abbey & 1-5
(If none, give description sufficient to identify) Stonepark Court Grange Rd Rathfarnham
- Name of applicant (Principal not Agent) M & N O Grady (Dev) Ltd
Address c/o site office Stonepark Abbey Grange Rd Tel. No. _____
- Name and address of person or firm responsible for preparation of drawings JAMES V. N. LOONEY,
B.E.C. Eng., M.I.E.I.
17 PRUSSIA STREET, Tel. No. 387287
DUBLIN 7 TEL.
- Name and address to which notifications should be sent JAMES V. N. LOONEY,
B.E.C. Eng., M.I.E.I.
17 PRUSSIA STREET,
DUBLIN 7 TEL. 387287
- Brief description of proposed development 10 No 4 Bed S.D. Houses
6 No 4 Bed Terrace Houses
- Method of drainage Mains
- Source of Water Supply Mains
- In the case of any building or buildings to be retained on site, please state:
 - Present use of each floor or use when last used. N/A
 - Proposed use of each floor Residential
- Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No
- (a) Area of Site 4850 Sq. m.
(b) Floor area of proposed development 1990 Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.
- State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Freehold
- Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.
- Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: Building Bye Laws REG. NO. 880
N31247
- List of documents enclosed with application 4 Copies of Drgs 9002/4A, 9035/1A, 2, 3
5 & 6 Specification, Planning Note
- Gross floor space of proposed development (See back) _____ Sq. m.
No of dwellings proposed (if any) 16 Class(es) of Development _____
Fee Payable £ 1392 Basis of Calculation 16 x 32 + 16 x 55 = 1392
If a reduced fee is tendered details of previous relevant payment should be given _____
- Signature of Applicant (or his Agent) Jemond O Grady Date 3/4/91
- Application Type P/BBL
- Register Reference 91A/501
- Amount Received £ _____
- Receipt No 22/7-111
- Date _____

FOR OFFICE USE ONLY

2.20.4



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b)
 - (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling - House/Flat.	£32.00 each.
2.	Domestic extensions/other improvements.	£16.00 each.
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum.
4.	Other buildings (i.e. office, commercial, etc.)	£ 1.75 per sq.metre (Min. £40.00).
5.	Use of land (Mining, deposit or waste).	£25.00 per 0.1 ha. (Min. £250.00).
6.	Use of land (Camping, parking, storage).	£25.00 per 0.1 ha. (Min. £40.00).
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha. (Min. £100.00).
8.	Petrol filling station.	£100.00.
9.	Advertising structures.	£ 10.00 per sq. m. (Min. £40.00).
10.	Electricity transmission lines.	£ 25.00per 1,000m.(Min. £40.00).
11.	Any other development.	£ 5.00 per 0.1ha. (Min. £40.00).

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

[Empty box for receipt code]

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

N 35064

£517.00

Received this 27th day of April 1991

from M. N. Landy Dev. Ltd.,
Forepark Abbey,
Grange Rd.

the sum of five hundred and twelve Pounds

plus Pence being two

plus application at above site

Maeleen O'Leary Cashier

S. CAREY Principal Officer

James V. N. Looney B.E. C.Eng. M.I.E.I.
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,
Dublin 7.

Telephone: 387287

3/4/91

The principal office
Planning Dept
Dublin County Council
Irish Life Centre
Dublin 1
Dear Sir

Re Proposed reversal House Types 11 No and
5 No New Sites on Stonepark Court
Stonepark Abbey M + W O Grady (Deo) Ltd

I enclose complete planning form together with
all related drawings and documents in respect
of the above application together with a cheque for £392
to cover the planning and Byelaws fee. Please note
the following

- 1 Stonepark Court and the proposed 5 No House
is an infill on an extra parcel of land purchased
from the adjacent this increases the site area by
c. 0.15 acres
- 2 The terrace of three houses is a pair of standard
semi detached with a modified layout similar
houses inserted between,
- 3 The 5 houses on the court are connected to the
existing foul, storm sewers and water mains
with short spurs as shown on the drawings

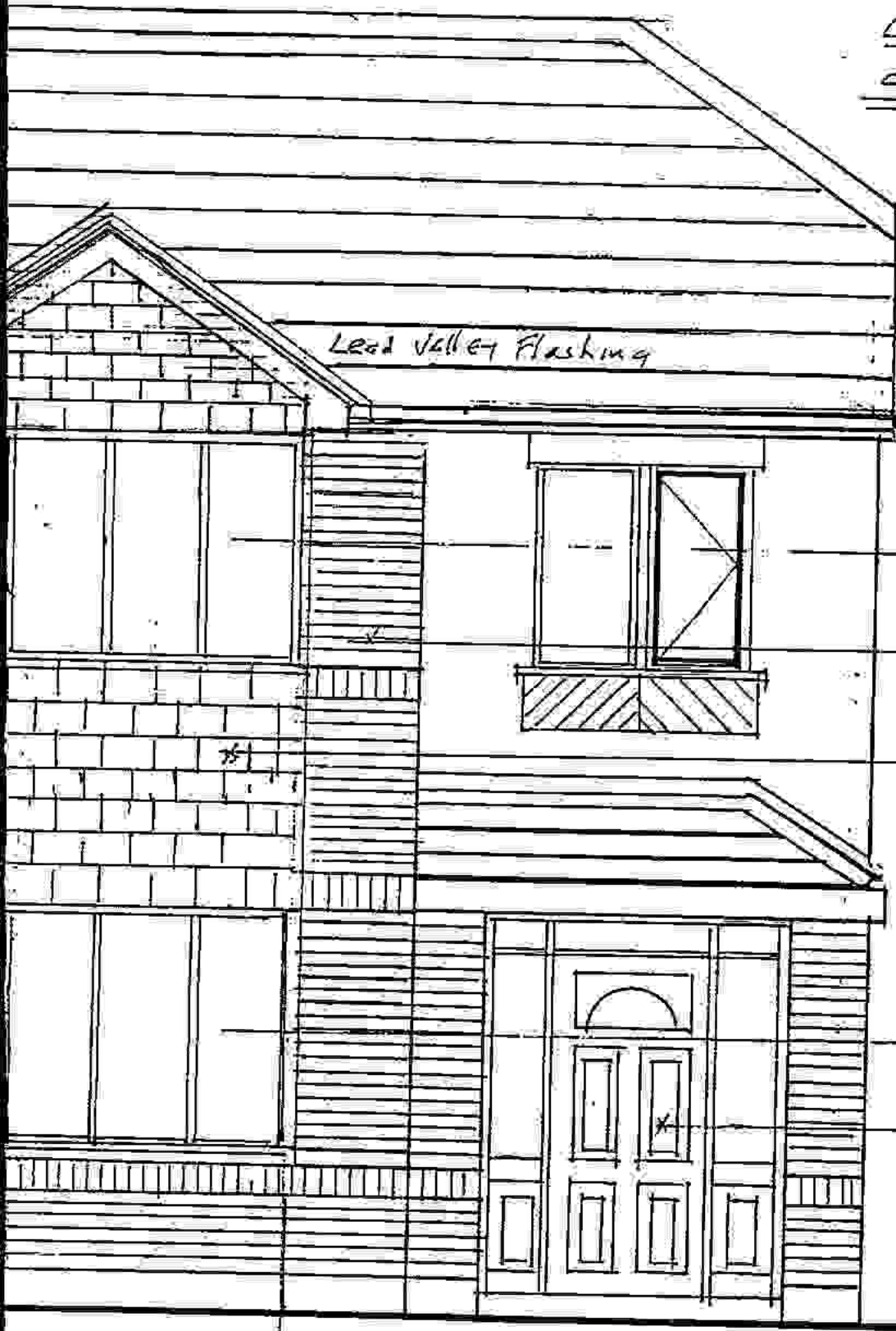
Yours faithfully

James V N Looney



Front elevation
Scale 1/4" = 1'-0"

Note Alternative Mini Hips
Sites No 42-56



Concrete Ridge & Hip Tiles
Selected interlocking concrete Tiles

Brick Chimney on N.E. Metal Dac
Flay & Flashing to detail

Painted S.W. Barge & Soffit

Timber Facing to gable

S.W. Facia & Soffit & R.W.P

Hard wood Box bay windows to detail

Selected facing brick

Napped & Painted sand cement rendering
Selected clay & concrete Tiles

Concrete tiles

Box Bay Hard wood windows to detail

Hard wood door & Soffit to detail

4 Bed S.D House Type

James V. N. Looney, B.E. C. Eng. M.I.E.I.,
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 9035

Dwg. No. 1A

Date: May 90

James V. N. Looney, B.E. C. Eng. M.I.E.I.,

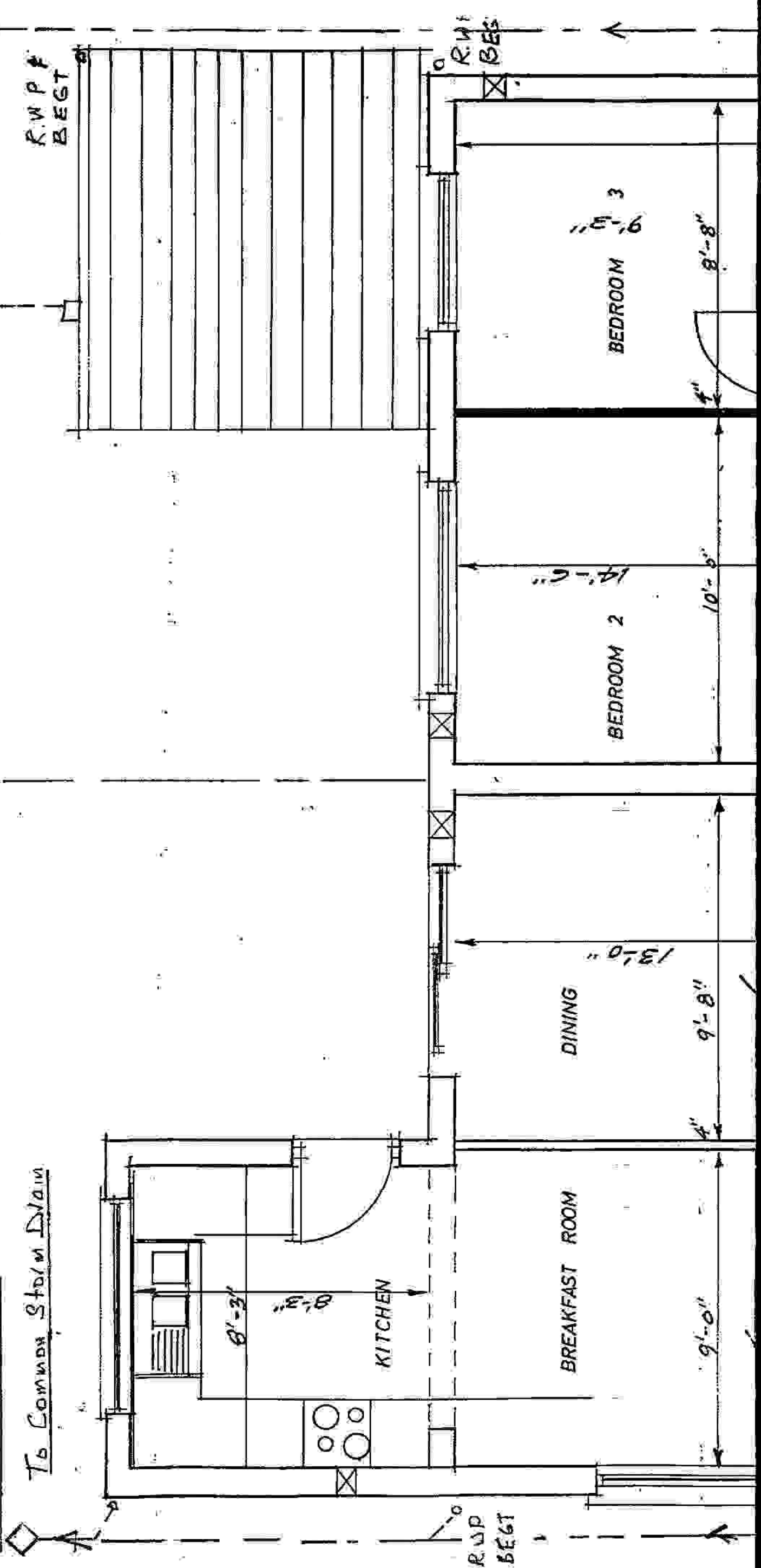
CIVIL AND STRUCTURAL ENGINEERS

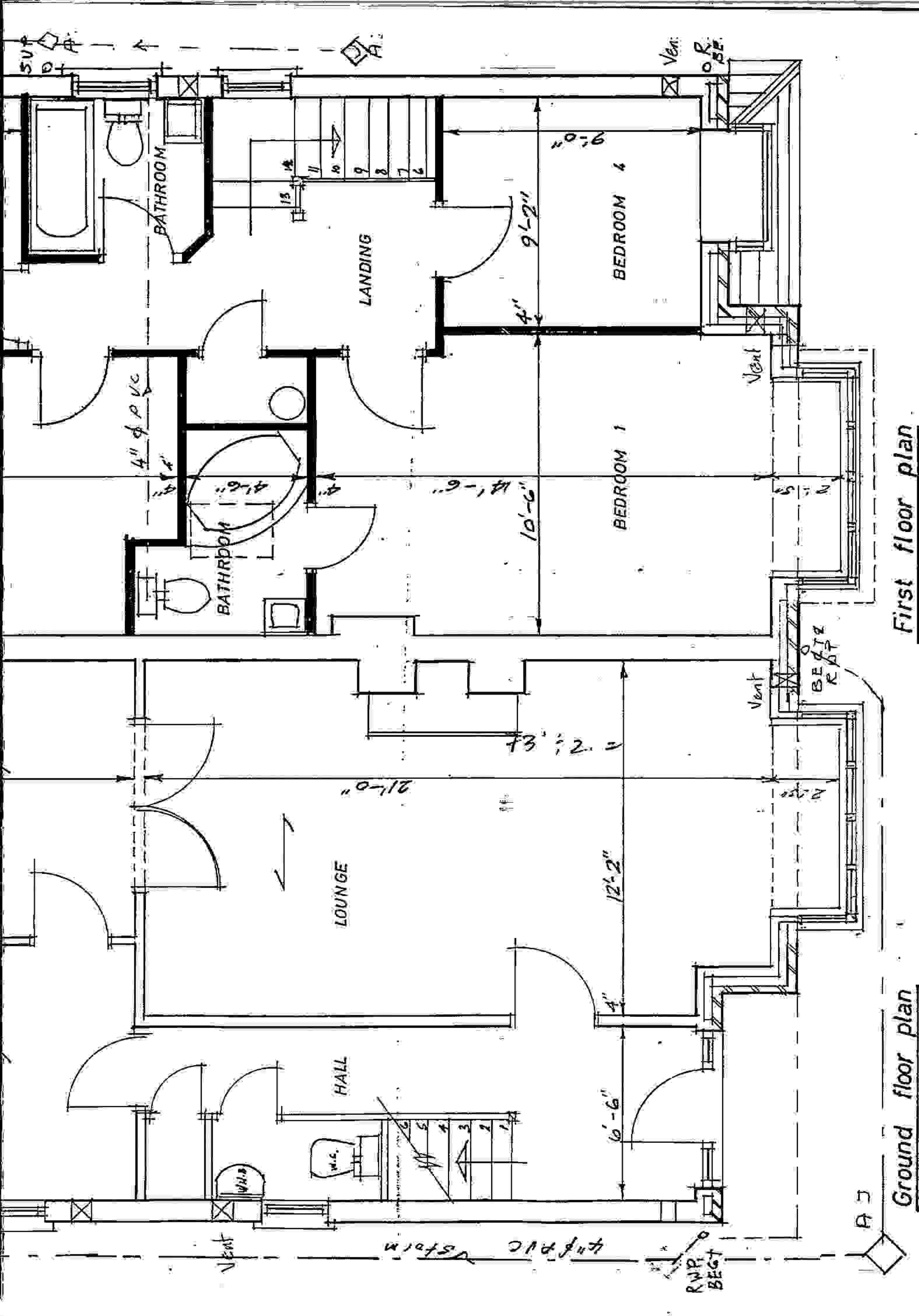
17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 9035 Drg. No. 2 Date: May 90

Floor Plans House Type 4 Bed 5 D

Scale 1/4" = 1'-0"





First floor plan

Ground floor plan

Note All Timber to S.P.11 1988

To Specified Grade

Roof over Bay Windows

Weathering as Main Roof on

Traditional out Roof 175x35 Ridge 115x35 Rafter @ 16°

Pie cost Copper
Selected Bricks

Cable H.W

T.G. + W Sheeting on

Breather Roll on

100x35 Stud at

400%

S.W. barge &

soffit

Hard Wood Box

Bay Windows to

Detail

H.W. Cill

Tile hanging

on battens on

Breather roll on

100x35 Studs

@ 400%

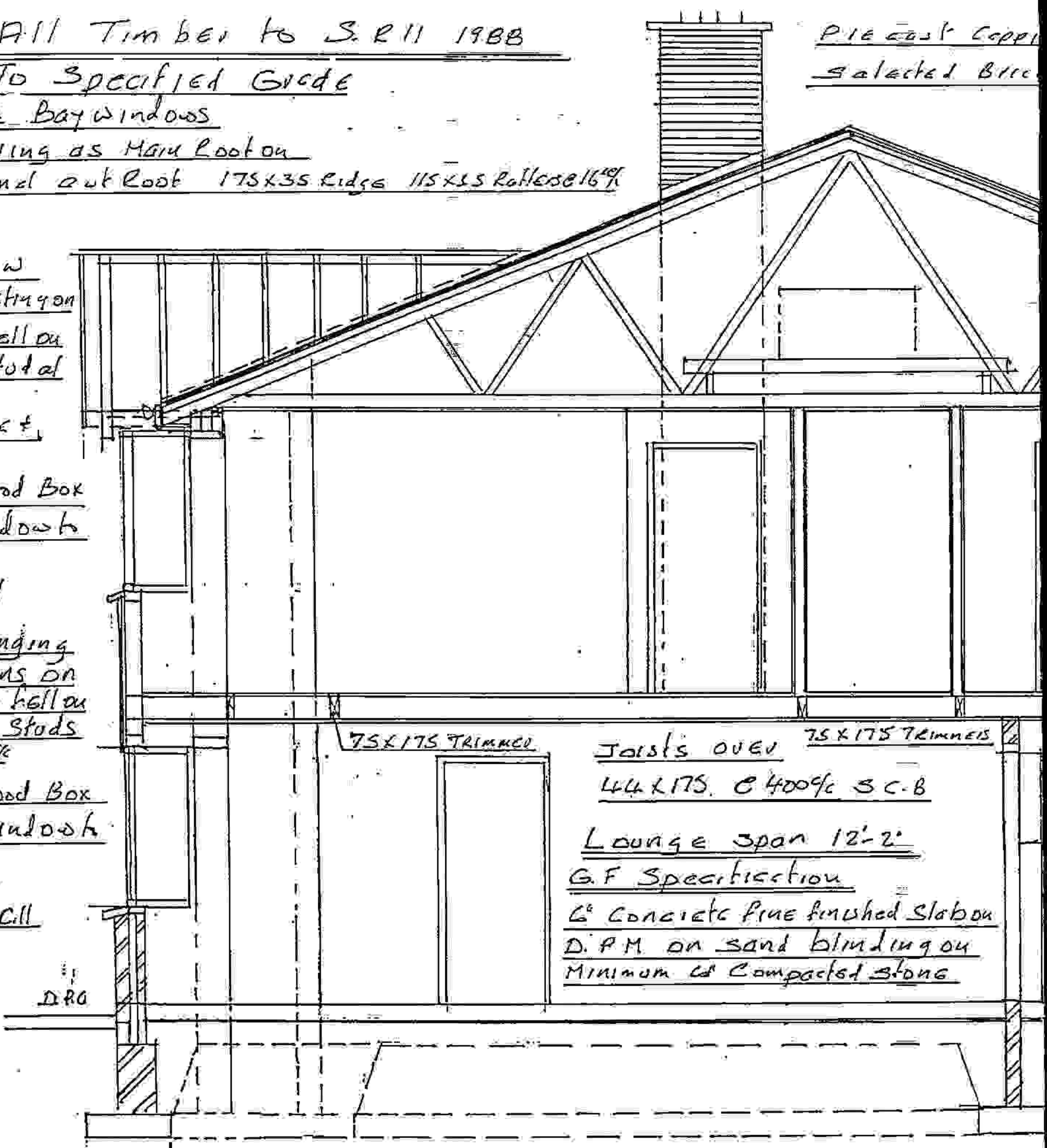
Hard Wood Box

Bay Windows to

Detail

Concrete Cill

on D.P.C.



Typical Section

Scale 1/4" = 1'0"

Insulation Specification

Roof 100 Fibreglass

foil backed 12mm plaster

External Wall 50x45 fib

infill fibreglass 1/2" queen

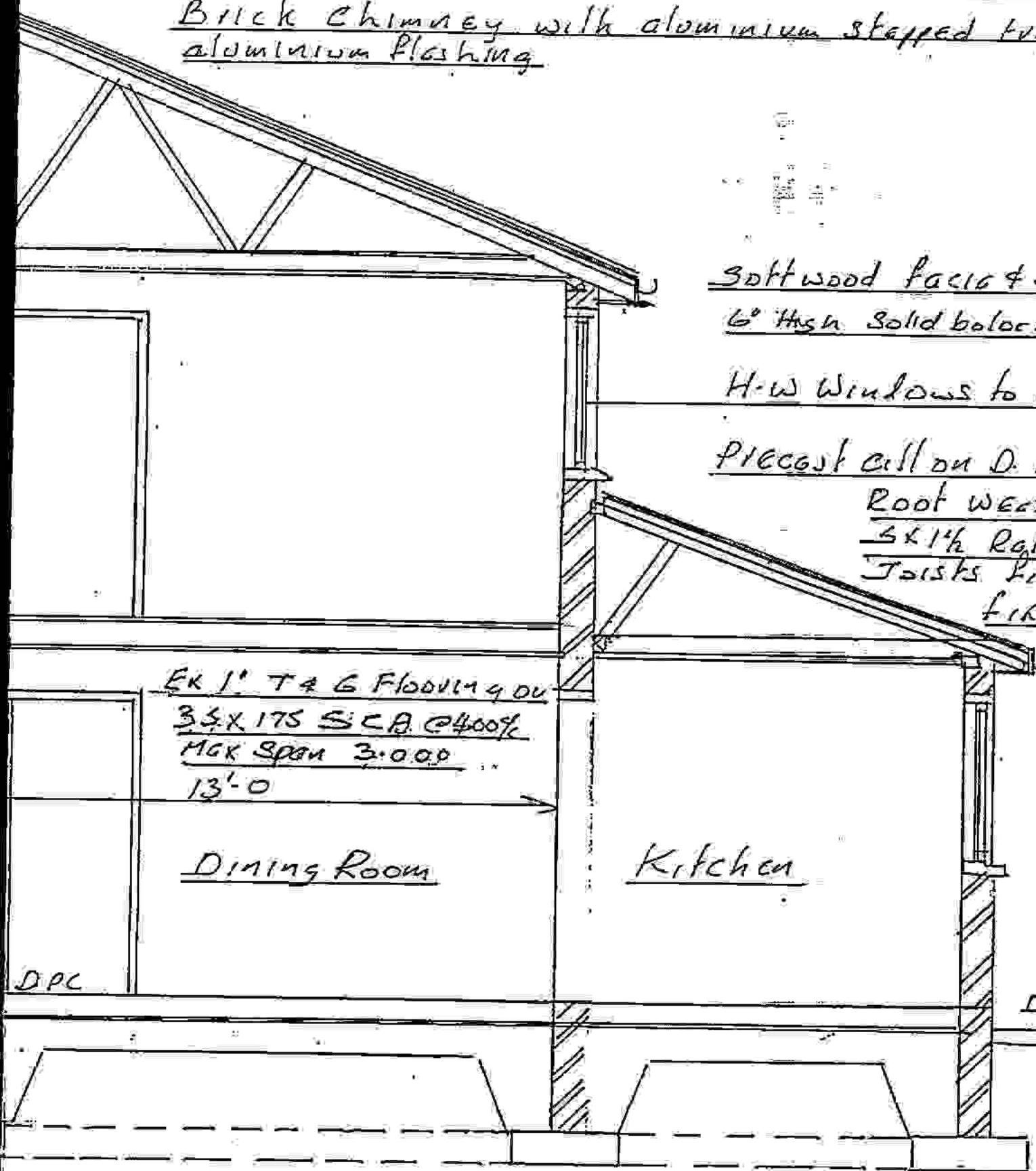
plaster board

Ground Floor 3"0 wide x

perim etc wall insulation

Roof Specification

Selected interlocking concrete tiles on 45x45 SW battens on
roofing felt on Trussed Rafter designed to I.S 193 1986
@ 600% on twin treated 35x100 wall plates with strap ties @
1200% Tank support to I.S 193 1986 & Roof bracing to I.S 193
Brick chimney with aluminium stepped tray D.P.C and
aluminium flashing.



Softwood fascia & Soffit & R.W gutters
6" High solid block work over precast lintel
H.W Windows to Detail

Precast call on D.P.C
Roof weathering as main roof on
5x1 1/2 Rafter @ 16° & ceiling
Joists fixed to 4x2" wall plates
fixed to wall @ 18° with

3/8" Precast bolts
precast lintel
Hard wood window to
Detail

Precast call on D.P.C
9" H.C.L 3 coat sand
Cement rendering

EX 1" T & G Flooring on
3.5x1.75 S.C.A @ 400%
Max span 3.000
13'-0"

Dining Room

Kitchen

D.P.C

D.P.C

between ceiling joists on
board Roof space vented
with Battens with 50
Vapour barrier 12mm
1" polystyrene sub slab

James V. N. Looney, B.E. C. Eng. M.I.E.I.,
CIVIL AND STRUCTURAL ENGINEERS
17 PRUSSIA ST., DUBLIN 7. Tel. 387287

IRB No. 9055 Drg. No. 5 Date: May 90

James V. N. Looney, B.E.C. Eng. M.I.E.I.,

CIVIL AND STRUCTURAL ENGINEERS

17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 9035 Drg. No. 6 Date: March 91.

House Type: 4 Bed Mid-Terrace

variations in internal layout from Standard
Semi Detached House Type see Drg No 9035/2

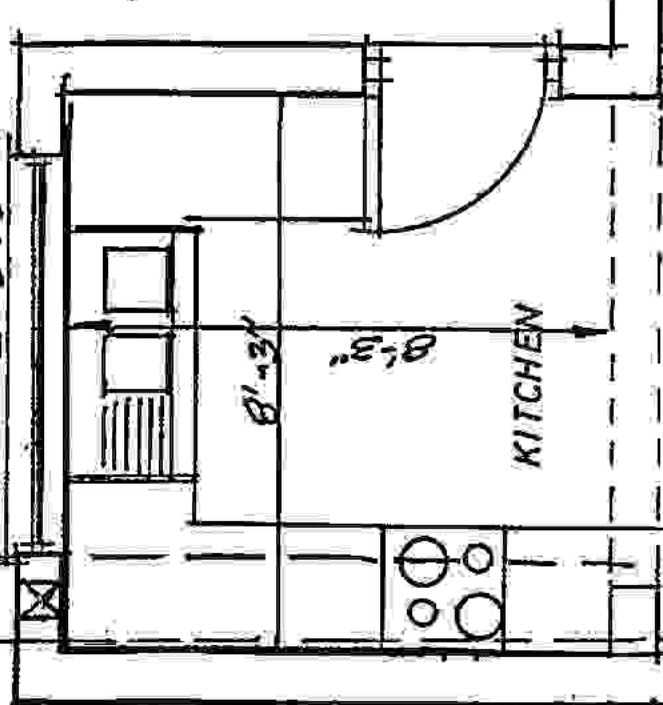
House similar in all other respects

TO COMMON
STORM DRAIN

RWP
B.E.G.T.

AJ

B.E.G.T.



4" R/C IN CONC.
5/16" BOARD

BREAKFAST ROOM

9'-0"

DINING

13'-0"

9'-8"

4-4x7.5 SCB
@ 12" c/c

SVP

RWP

BEDROOM 2

14'-6"

10'-6"

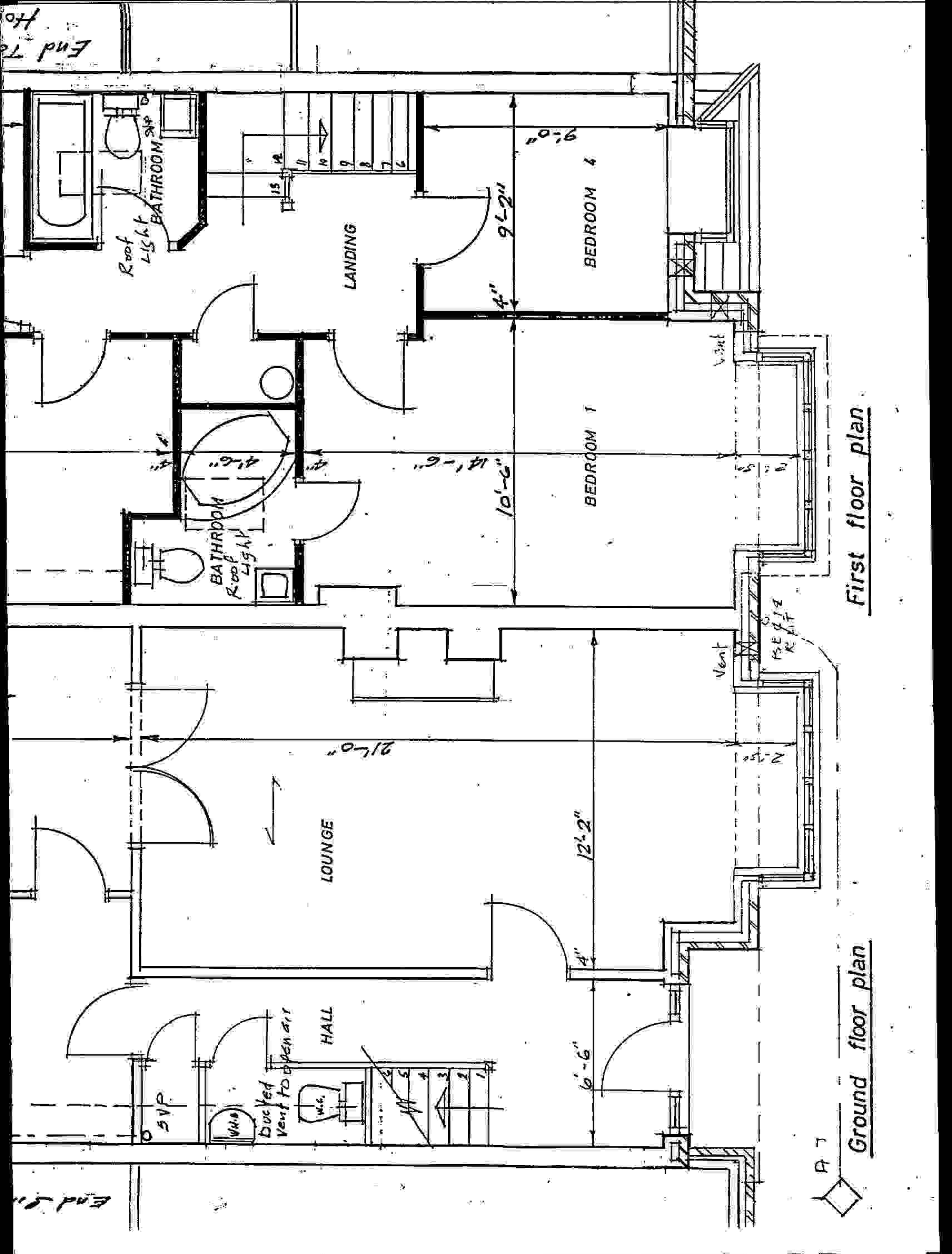
BEDROOM

9'-8"

8'-8"

semi detached house

place semi detached



First floor plan

Ground floor plan

End To Ho

End 511



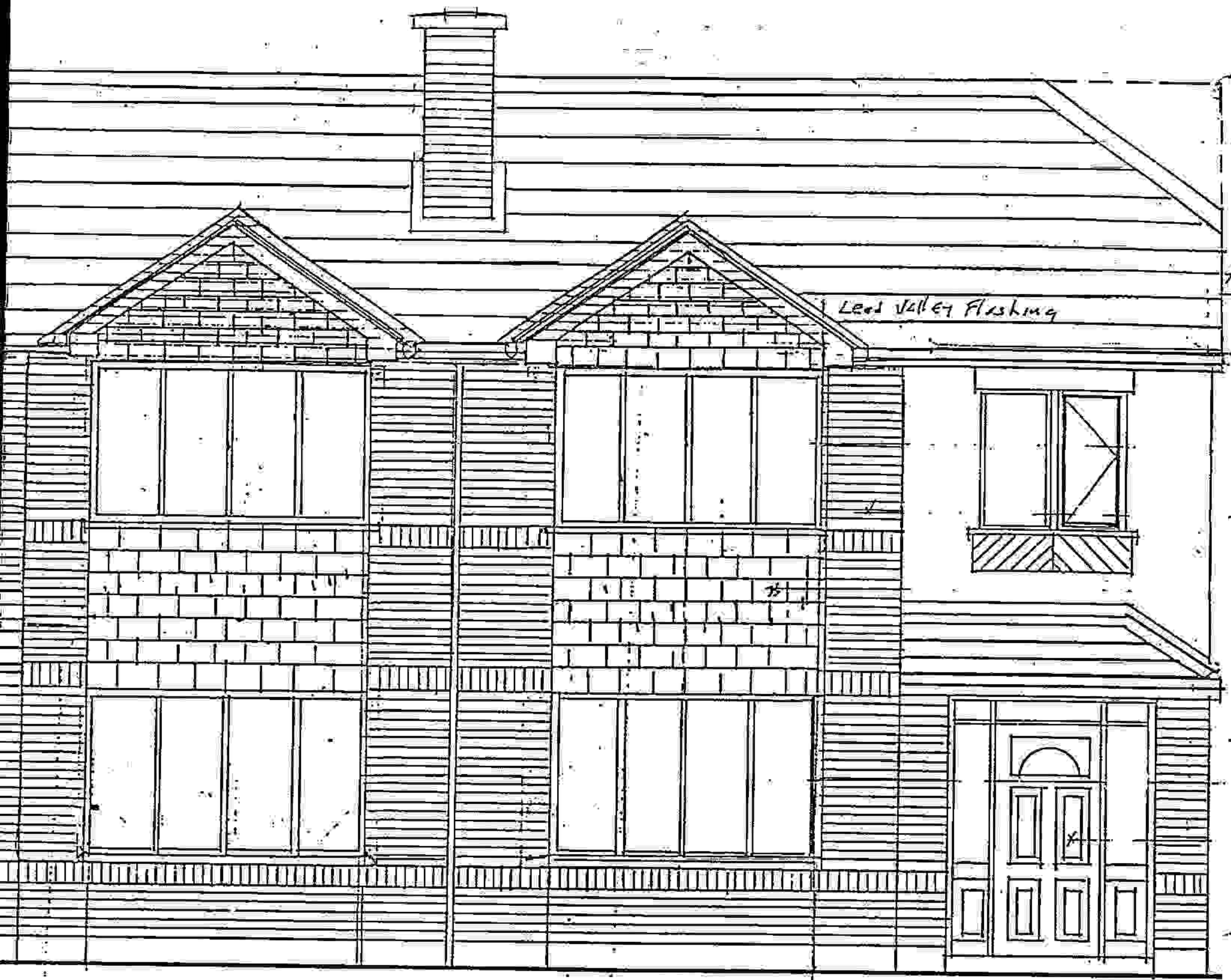
Front elevation
Scale 1/4" = 1'-0"

Note Alternative Mini Hips

Sites No

For Details of Finishes

See Dig 9035/1A



JAMES V. N. LOONEY, B.E.C. Eng., M.I.E.I. 17 PRUSSIA STREET, DUBLIN 7 TEL.	4 B S.D / TERRACE HOUSE	D 15 No 9035/5
	For M & N D Giddy (D) Ltd	Job No 9035
	stonepark Abbey	Date March 91

OUTLINE SPECIFICATION

GENERAL:

The work described in this specification consists in the supplying of all labour, materials, etc. necessary in the construction of the houses, and shall include all items reasonable and obviously to be inferred as necessary though not described in drawing or specification as the contract is for completely finished works, fully adapted for their purpose. The timbers throughout shall be of the approved quality of its respective various kinds, and native grown where possible, especially carcassing timbers are concerned. Other materials throughout shall be of Irish manufacture where possible and if available. All works shall comply and be completed to the satisfaction of the Local Authority and the standards required by the Department of the Environment for grant approval.

INSURANCES:

The contractor and sub-contractors are to insure fully themselves under the National Health, Workman's Compensation, Employer's Liability and other Insurance Acts.

SERVING OF NOTICES, ETC.

Serve all notices on adjoining owners, etc. and pay fees in connection with work or otherwise due, also to serve all notices on the Local Authority when starting work and when foundations are ready for inspection.

EXCAVATOR

FOUNDATIONS:

Excavate for foundations to depths and width as shown on drawings or as may be directed by the Architects to ensure a good foundation. Trench bottoms to be properly levelled off in horizontal benches to suit gradient of ground. The Foundations to be inspected and approved by the Local Authority and the National House Building Guarantee Scheme.

DRAINS:

Excavate to the required depth, all necessary cuttings, for drains, manholes, Armstrong Junctions, etc. Pipes to be laid to correct falls.

HARDCORE:

Hardcore shall be properly compacted and shall form a free draining bed. It shall consist of hard brick, coarse gravel, hard stone or other suitable material and shall be laid under concrete floors, paths, yard space, etc.

FOUNDATIONS AND GROUND FLOOR:

To be mixed on Site or Readymix.
Foundations : 14 N/MM²
Ground Floor: 21 N/MM²

GROUND FLOOR:

The ground floor slab to be 6" solid grade 21N concrete with finish on 1000 gauge polythene Damp proof membrane on fine blinding on a minimum of 6" of compacted filling.

(1)

Contd.....

(2)

GROUND FLOOR EDGE INSULATION:

All external walls to have a minimum of 3'0" wide by 1" thick Polystyrene under slab insulation enclosed with a Visqueen damp proof membrane.

DPC:

Rising walls and sleeper walls to finish level at 6" above finished ground level to receive P.V.C. damp proof course I.S.57 or other equal and approved DPC to full thickness of walls, etc. Allow for 6" laps throughout. DPC to be laid under all window cills turned up at the back and ends, over lintels, and in chimney above apex of roof.

VENT OPES:

9" x 9" vents to be fixed where shown on plan in rooms with fireplaces.

CONCRETE BLOCKS:

To be machine made as approved I.S.20.

MORTAR:

As specified in P.O.6472 1974

CILLS:

To be precast concrete to I.S.69 upper surface properly weathered and throated underneath and set on approved DPC raised seat.

LINTELS:

Precast Prestressed Concrete Composite lintels to I.S.241 or proprietary steel lintels to BS1239.

CHIMNEY FLUE LINERS:

Chimney pots to be red fireclay flue liners with projecting reinforced concrete caps, weathered and throated as shown. All backs to fireplaces to be 9" thick. Flue liners to be internal diameter built and jointed without acute bands. Form proper gatherings above all fireplace apes, chimneys to be flashed to Department of the Environment specification.

HEARTHIS:

Hearths to be fitted in conjunction with grates and surrounds.

STAIRCASE:

As drawing and to the requirements of the Dept of the Environment.

BLOCKLAYERS.WALLS:

External walls to be 9" hollow blockwork. Ground floor front elevation to be finished as per directed by the Engineer.

CARPENTER AND JOINER.GENERAL:

All timber to be of approved quality. The Contractor shall not be responsible for any timber shrinkages.

JOISTS:

First floor to be 7" x 1½" or as specified on drawings with one row of 7" x 1½" bridging pieces to each room.

WALL PLATES:

4" x 3" or Twin 4 x 1½" with staggered joints halved and spiked at angles and joints for all roof wall plates.

FLOORING:

The flooring shall be tongued and grooved, or flooring grade chipboard as specified by the Engineer.

ROOF TRUSSES:

Prefabricated timber roof trusses designed and manufactured with I.S.19 P to be used or in the case of hipped roofs traditional construction is to be used. Sizes as shown on the drawings.

WINDOWS:

Purpose made timber windows of Irish manufacture. All windows to be carefully set in position before plaster jamb linings are fixed and pointed around with 3:1 cement and sand on inside. Timber windows to be of I.S.63.

DOORS:

Back and Front Door to be I.S.48 or LS.52

INTERNAL DOORS:

All internal doors to principal rooms to be 2" nominal flush specially prepared frames. All doors to be hung on one pair of 4" butt hinges, or Doors as specified on the drawings or directed by the Engineer.

STUDDING:

To be 3" x 1½" to suit plaster slabs, with required noggling pieces; 2" thick patent plaster slab partitions may be used in lieu of studding previously described, at the discretion of the Engineer.

DOOR FURNITURE:

All internal doors to have mortice locks with chrome plates and handles; hot press and cupboard doors to have ball and socket catch or magnetic catches with pull handles. Hall door to have cylinder night latch and suitable letterbox. (Other external doors to have one bolt each and rim lock if necessary).

LINEN PRESS:

Provide and fix slatted shelves nailed to cloats.

SINK & KITCHEN UNITS:

Supply and fix stainless steel sink with drainer complete w/ chrome taps. Provide kitchen units in positions as shown in Show House.

ROOF INSULATION:

To be insulated with minimum 4" of fibreglass or other equal.

NOTE:

All sizes to be as close to figures shown above or metric equivalent as available.

SOIL & VENT PIPES, RAINWATER PIPES & GUTTERS:

Provide 4" diameter PVC soilpipes. Provide all necessary branch pipes etc., also 5" half-round approved PVC gutter fitted to makers instructions. Gutter brackets screwed to fascia. Also 3" diameter approved rainwater pipes complete with hoppers, bend and tow pieces. Provide PVC clips to keep pipes from wall face.

FLASHING:

Provide and fix all necessary flashings to chimney to Dept of Environment requirements.

WATER:

Lay on water supply from main in accordance with Local Authority regulations. Provide and fix suitable sized storage tank complete with ballcock and overflow. Bath, lavatory basin and wc cistern must be supplied from this tank. Fit suitable stopcocks on distributing pipes in a convenient and accessible position as near to tank as practicable; also stopcock on rising main where entering house. The sink only to be provided from the rising main. Provide draw-off cock from boiler and stopcock on cold feed to cylinders.

HOT WATER SUPPLY:

Provide hot water system to bath, washhand basin and sink. $\frac{1}{2}$ " supplies except in bath which is to have $\frac{3}{4}$ " hot supply.

SANITARY FITTINGS:

Supply and fit complete with traps, fittings, wastes, overflows, stainless steel unit, washhand basins, low level combination W.C. suites with cistern and plastic seat, suitable sized copper cylinder and approved standard 5' 6" baths. Shower units to be as specified.

Contd.....

GRATE:

Supply and fit suitable grates and surround.

DRAIN TESTING:

All drains and plumbing work to be tested to the entire satisfaction of the Local Authority and Engineer.

PLASTERER

WALLS:

The walls internally to be carefully rendered with two coats of approved plaster. All partitions to be covered with approved plaster slabs and rendered with Gypsym plaster in accordance with manufacturer's instructions. Alternative dry lining may be used, in accordance with the instructions issued by and to the satisfaction of the Engineer. External walls to be finished with insulated dry lining as specified on the drawings and current requirements of the Department of Environment.

CEILINGS:

All ceilings to be covered with approved plaster slabs, a slab nailed along the edge and centre and joints to be finished with a plastic compound to give a stippled finish in accordance with maker's instructions or as specified by Engineer.

EXTERNAL:

All external face of all concrete block walls to be soundly rendered in sand and cement. The floating coat to have an admixture of approved water-proofing compound mixed in it in accordance with the maker's instructions. Finish on external walls as selected by Engineer.

TILERS

ROOF:

Roof to be covered with interlocking tiles to I.S.3 of Irish manufacture to be laid on battens on untearable felt. In addition for all ridge and hip tiles to match. Roof pitch, eaves and clipping to be in accordance with the manufacturer's instructions.

PAINTER

GENERAL:

All exposed woodwork to be properly knotted and primed. All bays, plates, ends of joints, etc. to be coated with one coat of preservative before fixing.

EXTERNAL:

All external woodwork to be prepared, primed and painted two coats best selected oil paint.

INTERNAL:

All internal joinery and woodwork, to be prepared and painted two coats best selected oil paint after priming. All walls of Drawingroom, Hall, Kitchen and Bedroom to be prepared.

(5)

Contd.....

(6)

PAPERHANGER

GLAZING:

All glazing to be bedded in best linseed oil putty in all cases, the glass must be well-bedded and back puttied. All putty to be carefully trimmed and cleaned off.

LIGHT:

Contractor to provide and fix electrical installations having one light in each room, hall, landing and bathroom. Power points to be provided as per Show House separate circuits to be provided for light and heat on ground floor. Wire only for hall door bell.

Switches to be flush type plastic face lights to be plain ceiling roses and pendants. Contractor to fit and wire for immersion unit.

All wiring to be certified by the Sub Contractor to the approval of the E.S.O.

ROU & BOUNDARY FENCING:

Rou boundary to consist of concrete posts with three strands of wire or other approved wire. Provide footpath and kerb in front of each house to Local Authorities specification and approval.

NOTE:

In the event of unavailability of any materials mentioned in specification - substitutions may be made in accordance with Local Authority Byelaws and Department of the Environment requirements.

IMPORTANT:

The structure and fabric of Show House on the development shall be the interpretation of the above specification which is of a general nature. All fixtures and fittings in the Showhouse are not standard and their inclusion in individual house is no part of the house to be built on this site.